



# FOR SALE

## SOLD BY ROBYN WIGMORE!

This 3 bedroom plus study, stand alone home is beautifully presented by house proud tenants who look after it as if it were their own. Situated in a quiet street, yet only minutes to the M1, a railway station and major shopping centres, it's no wonder tenants are lining up to live in such a brilliant location. With 2 bathrooms and 2 garages and a private outdoor entertaining area, it offers so much for so little. Tenants and residents enjoy the use of stunning facilities including a resort pool, spa, gym, BBQ area and playground. Due to the tenants' circumstances, inspection times are limited. Please mark the open home in your diary and don't miss out on this wonderful opportunity.

### Property features include:

- Spacious open plan, air conditioned living area
- Dining room off the kitchen - opens to outdoor entertaining area
- Modern kitchen with dishwasher, large pantry, lots of bench space & storage
- Master bedroom with en-suite, built-ins & split system air conditioning
- Second and third bedrooms with built-ins
- Study or 4th bedroom at front of home, ideal as work from home office
- Lovely alfresco dining area
- Good sized remote double garage with rear access to backyard
- Fully fenced back & side yard - private and secure
- Good storage in linen cupboards
- Tenants paying \$450 per week (current lease expires July)
- Council Rates: approx. \$737 per 6 months
- Water: approx. \$260 per 3 months
- Body Corporate Levy: approx. \$75 per week (includes building insurance and access to facilities)
- Excellent property management - 'Meadowlands Park on the Gold Coast'
- Brilliant facilities available: pool, spa, sauna, BBQ area, playground, grassy play area, club rooms for hire

### Fantastic Location:

- Westfield Helensvale & Helensvale Train Station (4.5kms/8 mins)
- Harbour Town - Outlet shopping, cinemas etc (4kms/10 mins)
- Helensvale Golf Club (4.7kms/8 mins)
- Movie World, Wet n Wild and Outback Spectacular (6.6kms/11 mins)
- Lakeside Country Club (1km/3 mins)

4 BED | 2 BATH | 0 CAR

**PRICE:**  
\$399,000+

**OPEN FOR INSPECTION:**  
N/A



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